



**CITY OF SUNNYVALE
REPORT
Administrative Hearing**

March 16, 2005

SUBJECT: **2005-0080 – Mark Modir** [Applicant] **Modirzadeh Mahmood Trustee & Et Al** [Owner]: Application on a 16,988 square foot site located at **883 Borregas Avenue** (near Ahwanee Ave) in a C-1/PD (Neighborhood Business/Planned Development) Zoning District.

Motion **Special Development Permit** to allow a new 5,220 square foot retail/office center.

REPORT IN BRIEF

Existing Site Conditions Vacant Paved Lot

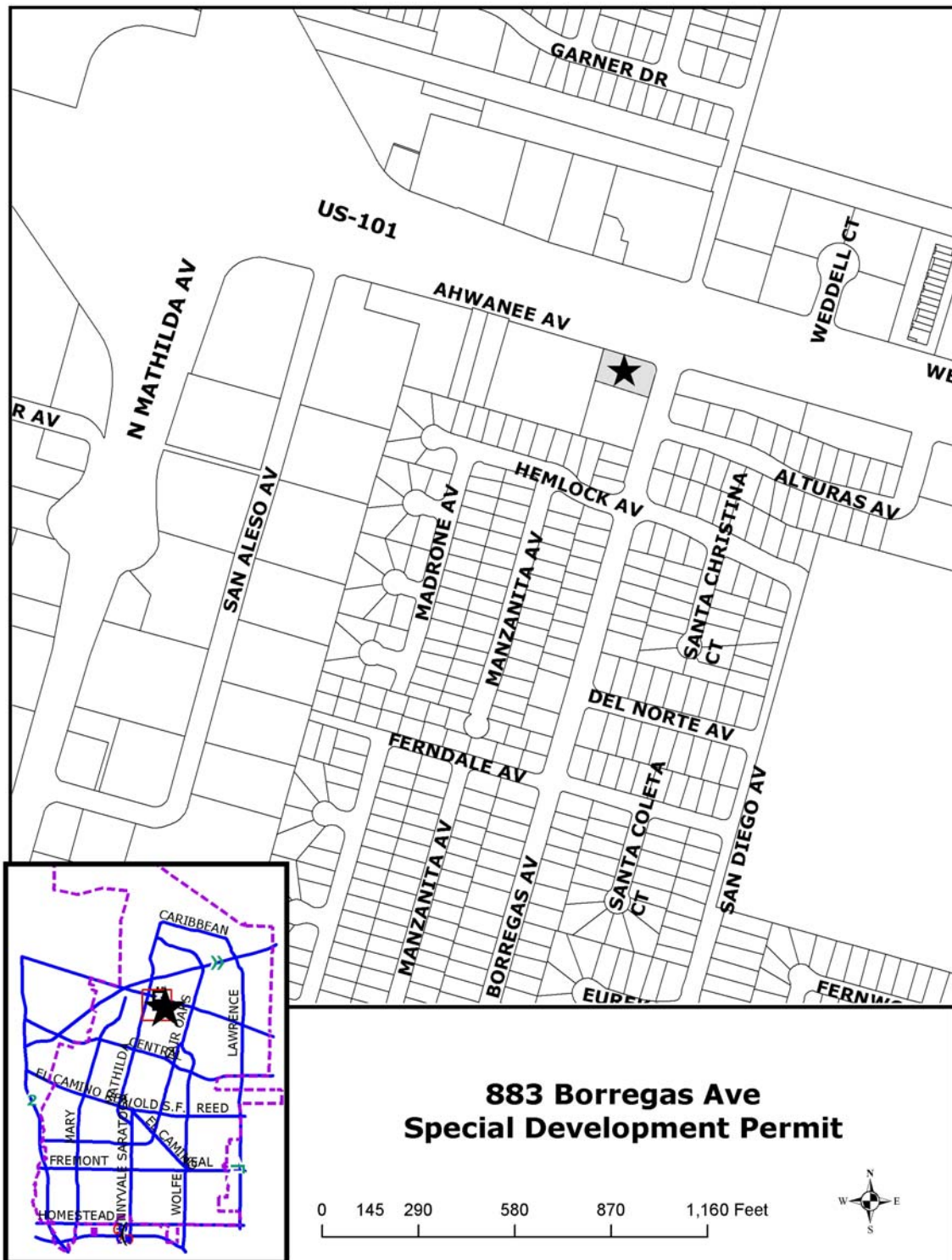
Surrounding Land Uses

North	Mobile Home Park across Highway 101
South	Commercial
East	Apartments/ Single Family Home across Borregas Ave.
West	Apartments

Issues Setbacks, Parking

Environmental Status A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Commercial Neighborhood Shopping	Same	Commercial Neighborhood Shopping
Zoning District	C-1/PD	Same	C-1/PD
Lot Size (s.f.)	16,988	Same	No min.
Gross Floor Area (s.f.)	N/A	5,220	No max.
Lot Coverage (%)	N/A	31%	35% max.
Floor Area Ratio (FAR)	N/A	31%	No max.
No. of Buildings On-Site	0	1	---
Building Height (ft.)	N/A	20'	40' max.
No. of Stories	N/A	1	2 max.
Setbacks			
• Front (Borregas Ave.)	N/A	110'	70' min.
• Left Side	N/A	5'	None
• Right Side (Ahwanee Ave.)	N/A	5'4"	15' min.
• Rear	N/A	4'	None (10' buffer to residential use)
Landscaping (sq. ft.)			
• Total Landscaping	N/A	3,311	3,398 min.
• Frontage Width (ft.)	N/A	5'4"	15 ft. min.
• Buffer (ft.) Adj. Residential	N/A	4'	10 ft. min.
• Parking Lot Area Shading (%)	N/A	Approximately 40%	50% min. in 15 years
Parking			
• Total Spaces	N/A	27	29 min. (Proposed parking determined by use)

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
• Compact Spaces/ % of Total	N/A	2	2 max.
• Accessible Spaces	N/A	2	2 min.
• Aisle Width (ft.)	N/A	26'	26' min.
Bicycle Parking	N/A	Not indicated on plans	Per VTA Guidelines (1 Class I & 1 Class II)

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

ANALYSIS

Description of Proposed Project

The proposed project is for a new commercial/office center located at 883 Borregas Avenue (corner of Borregas Avenue and Ahwanee Avenue).

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
1987-0163	Outdoor Equipment & Screening	Planning Commission / Approved	4/8/87
1984-0220	Rezone from C-1 to C-1/PD	City Council/ Approved	8/27/84
1976-0255	Addition to Gas Station	Planning Commission / Approved	11/22/76

The site had been utilized as a gas station prior to 1988. At that time, groundwater contamination had been found at the site. The applicant has submitted information indicating the clean-up of the site has been completed. A summary document from the Santa Clara Valley Water Department is included in Attachment #F.

Environmental Review

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. A Class 3 Categorical Exemption includes new commercial buildings less than 10,000 square feet in urbanized areas and not including significant amounts of hazardous materials.

Special Development Permit

Detailed Description of Use: The proposed office retail building will include five tenant spaces of equal size. At the time of the application, a laundromat has proposed to utilize two spaces located at the south portion of the building. Other tenant spaces have yet to be determined. Due to limited opportunities to provide parking for the proposed development, the applicant is requesting that a certain amount of retail and office space be allocated for the new building. More discussion is noted in the "Parking" section of this report.

Site Layout: The layout of the site consists of a 5,220 square foot building located at the western portion of the site with a parking lot directly in front of the building. An entrance/exit driveway is located on Borregas and Ahwanee Avenue. Landscaping is scattered throughout the site with a majority that lies at the northeast portion of the site. A trash enclosure is located near the southern property line towards corner of the parking area. See "Site Plan" in Attachment C, Page 2 for more detail.

The proposed building meets front and side yard setbacks as noted in the Data Chart". However, the applicant requests deviations from the required reducible front yard setback along Ahwanee Avenue (5'4" is provided where 15' is required) and the 10' rear yard buffer adjacent to residential properties.

Staff feels that increased setbacks are warranted to improve the site layout and improve parking impacts (as discussed in the "Parking section") on the site. Per Condition of Approval #1G, staff recommends a minimum 6 foot setback along Ahwanee Avenue and the western property line (adjacent to residential uses). More discussion of the requested deviations is noted in the "Compliance with Development Standards" section of this report.

Stormwater Management: This project does not require compliance with the new Stormwater Management requirements since the project is not disturbing one acre or more of area; however, per Condition of Approval #18, the project will incorporate "Best Management Practices" (BMPs) to reduce stormwater runoff on the site.

The following Guidelines were considered in analysis of the project site design.

City-Wide Design Guidelines (Site Layout)	Comments
<i>B5. Do not dominate street frontage of projects by surface parking to encourage pedestrian orientation and a continuous streetscape. Limit paved areas on street frontages of non-residential developments to one row of parking and locate the rest of the parking elsewhere on the site.</i>	Although the site will provide parking in front of the building, the layout indicates a significant amount of landscaping at the corner and street frontages of the site, greatly improving the appearance of the site.
<i>B8 Building facades in non-residential projects shall be lively and include windows and main entries which face public streets for a pedestrian friendly environment</i>	The proposed building is orientated such that windows and entries face each street. Staff has included Conditions of Approval that will further enhance the architecture of the project.

Architecture: The proposed commercial building will predominantly be composed of a painted stucco material. A white foam cornice is also included along the perimeter of the building. Alternative shading to the building façade helps break of the massing of the structure. See Attachment #3, Page 3 for more detail regarding the project architecture. Staff has included a Condition of Approval #4C that requires an additional material for the 3' base of the structure which could include a stone, brick or other masonry façade enhancement along three sides of the building (excluding the elevation facing the six foot masonry wall). Additionally, staff is requiring additional color and/or texture enhancements to the wall panels facing each direction (excluding the front elevation facing Borregas Avenue). Additional color or texture treatment to the wall panels will significantly improve the visual impact of the new building. (Condition of Approval #4D) Staff will continue to work with the applicant to enhance the façade of the buildings.

The applicant is required to provide additional design detail regarding the proposed trash enclosure per Condition of Approval #12C. At a minimum, the screening must be constructed of masonry or other materials that match the building.

Per Condition of Approval #15A, a Master Sign Program is required for the site prior to approval of any new signs for the site. The applicant has indicated a preliminary interest to locate a ground sign near the corner of the lot outside of the required 40' vision triangle.

The following Guidelines were considered in the analysis of the project architecture.

City-Wide Design Guidelines Architecture	Comments
<i>E7. Include architectural elements such as projecting cornices in design of flat roofs to define the edge of the roof.</i>	The proposed structure includes a projecting cornice element to help relieve the appearance of the flat roof.
<i>F1. Develop a comprehensive material and color scheme for each project to tie in the various parts of the project. Choose variety of colors and materials to add interest to buildings.</i>	The applicant has included alternative color and materials along the front elevation of the building. Per Conditions of Approval #4D, additional shading or textures and base material will further improve the aesthetics of the new building.

Landscaping: Currently, the site is almost completely paved and does not maintain any landscaping. The C-1 Zoning District requires 20% landscaping of the site. The proposed site plan indicates approximately 3,311 square feet of landscaping. Per Condition of Approval #8A, the project must provide a minimum additional 87 square feet of landscaping to meet the require 3,398 square feet that is needed to meet Sunnyvale Municipal Code requirements. The applicant has indicated that additional landscaping can be provided in front of the tenant spaces. Alternatively, more area for landscaping can be planted within the increased setback area as recommended by staff.

Sunnyvale Municipal Code also requires a six foot masonry wall and ten foot buffer landscaping adjacent to residential uses. This commercial project would provide a six foot masonry wall and four feet of landscaping. The applicant notes that although the project does not meet this required buffer adjacent to the apartment use, approximately 100 feet lies between the apartment structure and the proposed building.

The site does not contain any protected heritage trees (38 inches or greater in circumference when measured at four feet from the ground). The proposal includes 11 new trees (including 3 street trees) positioned throughout the site. Sunnyvale Municipal Code Section 19.38.070(d) requires 50% of the parking and driveway areas to be shaded. In an effort to increase shading for the site, staff is recommending Condition of Approval #8A to provide additional trees at locations that will further increase shading coverage for the parking area. Staff will work with the applicant and City Arborist to determine the appropriate location, species, and number of trees to improve coverage. The applicant has submitted a preliminary plan that shows limited shading areas for the site.

Possible locations include areas near parking spaces labeled “1-10”. Staff realizes due to the configuration of the site and layout, limited shading opportunities are available for certain portions the site (specifically parking spaces “21-27”).

The following Guidelines were considered in analysis of the project landscaping.

City-Wide Design Guidelines Landscaping	Comments
<i>D1 Adequately landscape all parking areas to reduce the effects of heat and glare from paving and for visual relief</i>	The proposed landscaping will provide a much improved visual appearance to the currently vacant site while also reducing heat and glare from the parking area. The new vegetation will help screen a significant portion of the parking area from the adjacent streets.

Parking/Circulation: The proposed site plan indicates a parking area that can accommodate 27 spaces. Sunnyvale Municipal Code 19.46.050 requires shopping centers that are less than 20,000 square feet to provide 1 space per 180 square feet of floor area. Using this ratio, the site is deficient by 2 spaces. (29 spaces required). The applicant proposes to allocate a certain percentage of the building to general office and retail uses. If this use-mix deviation is considered the following chart summarizes how parking could be calculated for the project.

Proposed 5,220 s.f. building:

Use	Parking Ratio	Allocated S.F.	Required Parking
<i>Retail</i>	1/180 square feet	3,393 (65%)	18.85
<i>General Office</i>	1/225 square feet	1,827 (30%)	8.12
<i>Total</i>		5,220	26.97 (27)

The applicant had originally proposed a 75% retail and 25% office allocation of uses for the project. However; the site would require 28 parking spaces. If a flexible rate of parking is to be considered and the proposed building size is approved, staff recommends a 65% retail and 35% office ratio to be considered.

Alternatively, staff recommends that the applicant reduce the overall size of the building to 5,000 square feet (Condition of Approval #1G). A building of this size would allow a ratio of 80% retail (4,000 s.f.) and 20% (1,000 s.f.) office use. A smaller building would also allow for increased setbacks, as noted in “Site

Layout” section of the report, and the proposed 27 spaces to accommodate the uses on site.

Per Conditions of Approval (5,000 s.f. building):

Use	Parking Ratio	Allocated S.F.	Required Parking
<i>Retail</i>	1/180 square feet	4,000 (80%)	22.2
<i>General Office</i>	1/225 square feet	1,000 (35%)	4.4
<i>Total</i>		5,000	26.6 (27)

Staff has also included Condition of Approval #1H, which requires a Miscellaneous Plan Permit to determine parking availability for requests of additional uses not considered as “retail” or “general office.” This permit could ensure that required parking for the site is met based on Municipal Code standards while enabling some flexibility to the property owner to determine specific tenant uses and sizes. If the project is approved, the proposed laundromat shall be considered as a portion of the permitted retail uses for the site.

The site is required to provide one Class I and one Class II bicycle parking space per VTA Guidelines. This requirement is included as Condition of Approval #11A.

Compliance with Development Standards/Guidelines: The project is subject to the standards of the C-1/PD (Neighborhood Business/ Planned Development) Zoning District. Most of these Zoning standards are met with the exception of those noted in the “Project Data Table” on Page 3.

Requested Deviations	Comments
<ul style="list-style-type: none"> • 5'4" setback along Ahwanee Avenue • 4' rear yard setback • 27 spaces where 29 are required. • Parking Lot Shading 	<ul style="list-style-type: none"> • Per Conditions of Approval, setbacks to be increased to 6' at rear and reducible front yard. • A flexible parking ratio to be considered by requiring certain percentage of uses for the site. • Conditions of Approval requiring additional trees will improve shading for the site specific all near spaces “1-10.”

As noted above, the site does not meet the required 15 foot setback adjacent to Ahwanee Avenue. Staff notes due to the corner lot configuration of this relatively small commercial site, possible building layouts are limited.

Proposed trees and landscaped areas will help provide a buffer to the new building. Staff notes that a new visual impact to properties to the north is not considered significant due to a ten foot wall separating Highway 101 and Ahwanee Avenue. The project also requests a four foot buffer adjacent to residential uses to the west. Staff notes that the nearest building is located approximately 115 feet away and almost completely devoted to parking area. Per Conditions of Approval, each setback should be increased to six. The applicant has made an effort to reduce noise impact by eliminating rear yard access of the tenant spaces. A new masonry wall will also improve current conditions as well as possible impacts from the new development.

As noted in the "Parking" section of the report, the required 1 space per 180 square feet for shopping centers less than 20,000 s.f. is not met for this proposal. Staff finds that requiring specific allocation of office and retail space will mitigate parking deficiency of the site. Conditions of approval to require specific allocation of uses for the site and reduction to the overall floor area of the building to 5,000 s.f. will improve possible impacts of the proposed project.

Additionally, the site does not meet the required shading for portions of the site. Due to the configuration of the building and needed circulation for the site, opportunities are limited to improve this condition. Per Conditions of Approval, additional trees as determined by City Staff will improve overall shading for the site.

The potential lot coverage of the subject site is limited, due to additional development standards for the zoning district. Although as proposed, the site meets lot coverage standards (31% where 35% is allowed); staff feels that further reduction to the floor area is necessary in order to achieve improved site conditions for the new development. Additionally, staff's recommendation for increased setbacks of the project still would not enable compliance to the minimum requirements for the site. However; impacts are mostly offset by the existing conditions and proposed site improvement.

Expected Impact on the Surroundings: The new retail/office building will have a new visual and traffic impact to the site which has been vacant for approximately 16 years. As conditioned, staff does not expect the new use will cause a negative impact to the surrounding area. The increased landscaping and new commercial activity should provide an improve impact to the surrounding residential neighborhood.

Fiscal Impact

Transportation Fee: The proposed project is subject to a Transportation Impact Fee as a new commercial use is introduced to the site. Per Condition of

Approval #6A, a total fee based on the approved floor area of the new commercial building is required prior to Building Permit.

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 10 notices mailed to adjacent property owners and residents of the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Staff has not received any written inquiries or concerns regarding the proposed project.

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Special Development Permit. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Special Development Permit with the attached conditions.
2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development Permit.

Recommendation

Recommend Alternative 1.

Prepared by:

Ryan M. Kuchenig
Project Planner

Reviewed by:

Diana O'Dell
Senior Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Letter from the Applicant
- E. Photos of the site

Recommended Findings - Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element Action Statement N1.13.2 – *Provide opportunities for and encourage neighborhood-serving commercial services in each residential neighborhood.*

Land Use and Transportation Element Goal C4 - *Sustain a strong local economy that contributes fiscal support for desired city services and provides a mix of jobs and commercial opportunities.*

Land Use and Transportation Element Policy N1.2 - *Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system.*

Community Design Sub-Element. Goal 2.5C - *Ensure that buildings and related site improvements for private development are well designed and compatible with surrounding properties and districts.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project will create additional retail/office uses on a site zoned for neighborhood businesses. The site has been vacant for over sixteen years and the redevelopment of the site will improve commercial activity within the surrounding neighborhood.
2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as the proposed development enhances a currently undeveloped site with a new commercial building and significant landscaping. As conditioned, the proposed project is compatible in terms of architecture and intensity to the neighboring commercial site. The small size and corner lot configuration of the subject site limits the ability of new development to meet all development standards. The recommended reduction in building size and increased setbacks will limit any possible negative impacts to the neighboring properties.

Recommended Conditions of Approval - Special Development Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- C. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- D. The Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more.
- E. The Special Development Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- F. The structure shall be reduced in size to no more than 5,000 square feet.
- G. The following deviations shall be permitted in conjunction with this Special Development Permit:
 - 1) 27 parking spaces permitted based on 80% retail use (4,000 s.f.) and 20% office use (1,000 s.f.)
 - 2) Reduced rear yard setback no less than 6 feet.
 - 3) Reduced side yard (reducible front yard) no less than 6 feet.
 - 4) Less than 50% tree shading for driveway and parking areas
- H. Proposed uses not considered retail or general office which result in a modification to the allocated use percentages stated in Condition of Approval #1G, shall be considered by a Miscellaneous Plan Permit and

subject to the review and approval by the Director of Community Development. Required parking for the site shall comply with Sunnyvale Municipal Code Section 19.46.050.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain necessary permits from the Development Permit from the Department of Public Works for all proposed off-site improvements.
- B. Obtain approval from the Crime Prevention Division of Public Safety Department for crime prevention measures appropriate to the proposed development prior to issuance of a Building Permit.

3. COMMERCIAL USE

- A. All uses permitted within a C-1 Zoning District (SMC 19.20.030) shall be permitted on this property, except that the following uses shall require a separate Special Development Permit:
 - 1. Entertainment uses
 - 2. Establishments for which an on-sale liquor license is required
 - 3. Dog grooming/Kennel
 - 4. Any take-out restaurant in the building shall have no tables or other type of on-site eating facility available to customers unless approved by separate Permit at a public hearing.

4. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. The modified plans shall include additional details to the 3 foot base of the building along each elevation with exception to west. Materials may include stone, brick or other synthetic material
- B. Additional color/texture enhancements shall be incorporated to façade of the building to each elevation.
- C. Final exterior building materials and color scheme are subject to review and approval of the Director of Community Development prior to issuance of a building permit.

5. EXTERIOR EQUIPMENT

- A. All unenclosed materials, equipment and/or supplies of any kind shall be maintained within approved enclosure area. Any stacked or stored items shall not exceed the height of the enclosure.

6. FEES

- A. The project is subject to a Transportation Impact as required by Sunnyvale Municipal Code Section 3.50.050.

7. FENCES

- A. Install and maintain a 6 foot solid decorative masonry wall, measured from the highest adjoining grade, of a design approved by the Director of Community Development along the eastern property line.

8. LANDSCAPING

- A. Landscape and irrigation plans shall be submitted to the Director of Community Development subject to approval by the Director of Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy. The landscape plan shall include the following elements:
 - 1. An additional 87 s.f. of landscaping shall be provided so that a total of 3,398 s.f. is provided on site.
 - 2. Provide additional tree shading coverage for the site. Additional trees shall be placed near parking spaces "1-10", as noted on submitted site plan.
 - 3. Of new trees installed, 10% shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
 - 4. Decorative paving as required by the Director of Community Development to distinguish entry driveways, building entries, pedestrian paths and common areas.
- B. All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition.
- C. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices.
- D. At the expense of the subdivider, City staff shall install required street trees of a species determined by the Public Works Department. Obtain approval of a detailed landscape and irrigation plan from the Director of Community Development (SMC 19.38.070) prior to issuance of a Building Permit.
- E. Ground cover shall be planted so as to ensure full coverage eighteen months after installation.
- F. All areas not required for parking, driveways or structures shall be landscaped.
- G. For commercial and industrial projects, to ensure appropriate sewer billing (water used for irrigation may not be billed for sewer), the developer may provide separate (irrigation and other) intake meters. Such meters could be installed prior to occupancy of the building.

9. LIGHTING

- A. Prior to issuance of a Building Permit submit an exterior lighting plan, including fixture and pole designs, for approval by the Director of Community Development. Driveway and parking area lights shall include the following:
1. Sodium vapor (of illumination with an equivalent energy savings).
 2. Pole heights to be uniform and compatible with the areas, including the adjacent residential areas. Light standards shall not exceed 18 feet on the interior of the project and 8 feet in height on the periphery of the project near residential uses.
 3. Provide photocells for on/off control of all security and area lights.
 4. All exterior security lights shall be equipped with vandal resistant covers.
 5. Wall packs shall not extend above the roof of the building.
 6. Lights shall have shields to prevent glare onto adjacent residential properties.

10. PARKING

- A. Specify compact parking spaces on the Building Permit plans. All such areas shall be clearly marked prior to occupancy, as approved by the Director of Community Development.
- B. Unenclosed storage of any vehicle intended for recreation purposes, including land conveyances, vessels and aircraft, but excluding attached camper bodies and motor homes not exceeding 18 feet in length, shall be prohibited on the premises.

11. BICYCLE PARKING

- A. Provide one Class I bicycle parking spaces per VTA Bicycle Technical Guidelines as approved by the Director of Community Development.

12. RECYCLING AND SOLID WASTE

- A. Submit a detailed recycling and solid waste disposal plan to the Director of Community Development for approval.
- B. All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.
- C. The enclosure shall be of masonry construction and shall match the exterior design, materials and color of the main building.

13. ROOF/ROOF SCREENS

- A. Roof vents, pipes and flues shall be combined and/or collected together on slopes of roof or behind parapets out of public view to

meet code requirements as noted in Sunnyvale Municipal Code Section 19.38.020.

14. SIGNS

- A. A new Master Sign Program shall be established for all uses on the site prior to occupancy.

15. TRAFFIC/ROAD IMPROVEMENTS

- A. Provide a stop sign at each driveway of the site.
- B. Install curb cut at the corner of Ahwanee and Borregas.
- C. Install a post and sign "No Parking" north of the Borregas driveway.

16. UNDERGROUND UTILITIES

- A. All proposed utilities shall be undergrounded.
- B. Applicant shall provide a copy of an agreement with affected utility companies for undergrounding of existing overhead utilities which are on-site or within adjoining rights-of-way prior to issuance of a Building Permit or a deposit in an amount sufficient to cover the cost of undergrounding shall be made with the City.
- C. If any additional poles are proposed to be added, developer shall have PG&E submit the preliminary plan to Public Works Department for review. City Council shall make the decision if any additional poles are acceptable or not. Under no circumstances shall additional poles be permitted along the frontage of this development.
- D. Install conduits along frontage for Cable TV, electrical and telephone lines in accordance with standards required by utility companies, prior to occupancy. Submit conduit plan to Planning Division prior to issuance of a Building Permit.

17. VEHICLES

- A. No vehicles or trailers shall be advertised for sale or rent on the site and nor vehicle sales, leasing or rentals shall be conducted at the site.

18. STORMWATER MANAGEMENT

- A. An Impervious Surface Data Calculation worksheet is required to be completed and submitted for the California Regional Water Quality Control Board prior to issuance of a Building Permit.
- B. The project shall incorporate "Best Management Practices" (BMPs) within the site to reduce stormwater runoff of the site. These practices shall be included in plans submitted for a Building Permit.

MARK MODIR &
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6815 WASHINGTON ROAD
SAN JOSE, CA 95128

© 1999-2000/2001/2002/2003/2004/2005/2006/2007/2008/2009/2010/2011/2012/2013/2014/2015/2016/2017/2018/2019/2020/2021/2022/2023/2024/2025/2026/2027/2028/2029/2030/2031/2032/2033/2034/2035/2036/2037/2038/2039/2040/2041/2042/2043/2044/2045/2046/2047/2048/2049/2050/2051/2052/2053/2054/2055/2056/2057/2058/2059/2060/2061/2062/2063/2064/2065/2066/2067/2068/2069/2070/2071/2072/2073/2074/2075/2076/2077/2078/2079/2080/2081/2082/2083/2084/2085/2086/2087/2088/2089/2090/2091/2092/2093/2094/2095/2096/2097/2098/2099/2100/2101/2102/2103/2104/2105/2106/2107/2108/2109/2110/2111/2112/2113/2114/2115/2116/2117/2118/2119/2120/2121/2122/2123/2124/2125/2126/2127/2128/2129/2130/2131/2132/2133/2134/2135/2136/2137/2138/2139/2140/2141/2142/2143/2144/2145/2146/2147/2148/2149/2150/2151/2152/2153/2154/2155/2156/2157/2158/2159/2160/2161/2162/2163/2164/2165/2166/2167/2168/2169/2170/2171/2172/2173/2174/2175/2176/2177/2178/2179/2180/2181/2182/2183/2184/2185/2186/2187/2188/2189/2190/2191/2192/2193/2194/2195/2196/2197/2198/2199/2200/2201/2202/2203/2204/2205/2206/2207/2208/2209/2210/2211/2212/2213/2214/2215/2216/2217/2218/2219/2220/2221/2222/2223/2224/2225/2226/2227/2228/2229/2230/2231/2232/2233/2234/2235/2236/2237/2238/2239/2240/2241/2242/2243/2244/2245/2246/2247/2248/2249/2250/2251/2252/2253/2254/2255/2256/2257/2258/2259/2260/2261/2262/2263/2264/2265/2266/2267/2268/2269/2270/2271/2272/2273/2274/2275/2276/2277/2278/2279/2280/2281/2282/2283/2284/2285/2286/2287/2288/2289/2290/2291/2292/2293/2294/2295/2296/2297/2298/2299/2300/2301/2302/2303/2304/2305/2306/2307/2308/2309/2310/2311/2312/2313/2314/2315/2316/2317/2318/2319/2320/2321/2322/2323/2324/2325/2326/2327/2328/2329/2330/2331/2332/2333/2334/2335/2336/2337/2338/2339/2340/2341/2342/2343/2344/2345/2346/2347/2348/2349/2350/2351/2352/2353/2354/2355/2356/2357/2358/2359/2360/2361/2362/2363/2364/2365/2366/2367/2368/2369/2370/2371/2372/2373/2374/2375/2376/2377/2378/2379/2380/2381/2382/2383/2384/2385/2386/2387/2388/2389/2390/2391/2392/2393/2394/2395/2396/2397/2398/2399/2400/2401/2402/2403/2404/2405/2406/2407/2408/2409/2410/2411/2412/2413/2414/2415/2416/2417/2418/2419/2420/2421/2422/2423/2424/2425/2426/2427/2428/2429/2430/2431/2432/2433/2434/2435/2436/2437/2438/2439/2440/2441/2442/2443/2444/2445/2446/2447/2448/2449/2450/2451/2452/2453/2454/2455/2456/2457/2458/2459/2460/2461/2462/2463/2464/2465/2466/2467/2468/2469/2470/2471/2472/2473/2474/2475/2476/2477/2478/2479/2480/2481/2482/2483/2484/2485/2486/2487/2488/2489/2490/2491/2492/2493/2494/2495/2496/2497/2498/2499/2500/2501/2502/2503/2504/2505/2506/2507/2508/2509/2510/2511/2512/2513/2514/2515/2516/2517/2518/2519/2520/2521/2522/2523/2524/2525/2526/2527/2528/2529/2530/2531/2532/2533/2534/2535/2536/2537/2538/2539/2540/2541/2542/2543/2544/2545/2546/2547/2548/2549/2550/2551/2552/2553/2554/2555/2556/2557/2558/2559/2560/2561/2562/2563/2564/2565/2566/2567/2568/2569/2570/2571/2572/2573/2574/2575/2576/2577/2578/2579/2580/2581/2582/2583/2584/2585/2586/2587/2588/2589/2590/2591/2592/2593/2594/2595/2596/2597/2598/2599/2600/2601/2602/2603/2604/2605/2606/2607/2608/2609/2610/2611/2612/2613/2614/2615/2616/2617/2618/2619/2620/2621/2622/2623/2624/2625/2626/2627/2628/2629/2630/2631/2632/2633/2634/2635/2636/2637/2638/2639/2640/2641/2642/2643/2644/2645/2646/2647/2648/2649/2650/2651/2652/2653/2654/2655/2656/2657/2658/2659/2660/2661/2662/2663/2664/2665/2666/2667/2668/2669/2670/2671/2672/2673/2674/2675/2676/2677/2678/2679/2680/2681/2682/2683/2684/2685/2686/2687/2688/2689/2690/2691/2692/2693/2694/2695/2696/2697/2698/2699/2700/2701/2702/2703/2704/2705/2706/2707/2708/2709/2710/2711/2712/2713/2714/2715/2716/2717/2718/2719/2720/2721/2722/2723/2724/2725/2726/2727/2728/2729/2730/2731/2732/2733/2734/2735/2736/2737/2738/2739/2740/2741/2742/2743/2744/2745/2746/2747/2748/2749/2750/2751/2752/2753/2754/2755/2756/2757/2758/2759/2760/2761/2762/2763/2764/2765/2766/2767/2768/2769/2770/2771/2772/2773/2774/2775/2776/2777/2778/2779/2780/2781/2782/2783/2784/2785/2786/2787/2788/2789/2790/2791/2792/2793/2794/2795/2796/2797/2798/2799/2800/2801/2802/2803/2804/2805/2806/2807/2808/2809/2810/2811/2812/2813/2814/2815/2816/28

SECRET

CONTENTS

6519 HAWKWOOD ROAD
SAN JOSE, CA 95124

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**AHWANEE
NEIGHBORHOOD SHOPS**

PROJECT DESCRIPTION

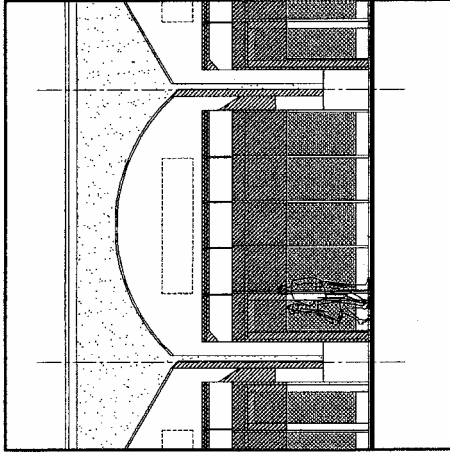
THE PRODUCT IS PROPOSED OVER A 300 ACRE LAND THAT HAS BEEN VACANT SINCE 1968.

THE SITE IS LOCATED ON THE CORNER OF ALHAMBRA AVENUE AND CHERRY HOLLOW RD., IN RESIDENTIAL NEIGHBORHOOD WITH ADJACENT TO HIGHWAY 71. THE PROJECT WILL BE CONSTRUCTED WITH 100% LOCAL WOODS AND TWO PROPOSED TRAILS TO CLIMB UP THE HILLSIDE. THERE WILL BE NO OTHER DEVELOPMENT ALLOWED ON THIS PROPERTY. ALL UTILITIES ARE SERVING ON THE SITE. ADJACENT TO THE SITE THERE IS A SMALL RESIDENTIAL CENTER & TO THE EAST, MOUNTAIN VIEW.

THE PROJECT IS BASED ON WELL-DESIGNED FOR DESIGNER'S CONSULTATION WITH THE COUNTY OF ALHAMBRA PLANNING DEPARTMENT. THE COMPLETION WILL BE CONCLUSIVE ON THE PROJECT. FINANCING WILL BE PROVIDED BY A BANK DISBURSEMENT OF THE CODE. THE PROJECT WILL BE FINANCED BY A BANK DISBURSEMENT OF THE CODE. THE PROJECT WILL BE FINANCED BY A BANK DISBURSEMENT OF THE CODE.



VICINITY MAP



DRAWING INDEX	
A-1	COVER, INDEX, DESCRIPTION
A-2	SITE PLAN, SUMMARY
A-3	ELEVATIONS, SECTION

AHWANEE

NEIGHBORHOOD SHOPS

883 BORREGAS AVE.

SUNNYVALE, CA 95085

COVER

COVER

10

Project Number	0001-01
Date	01/02/2008

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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A-7
06/08/2003

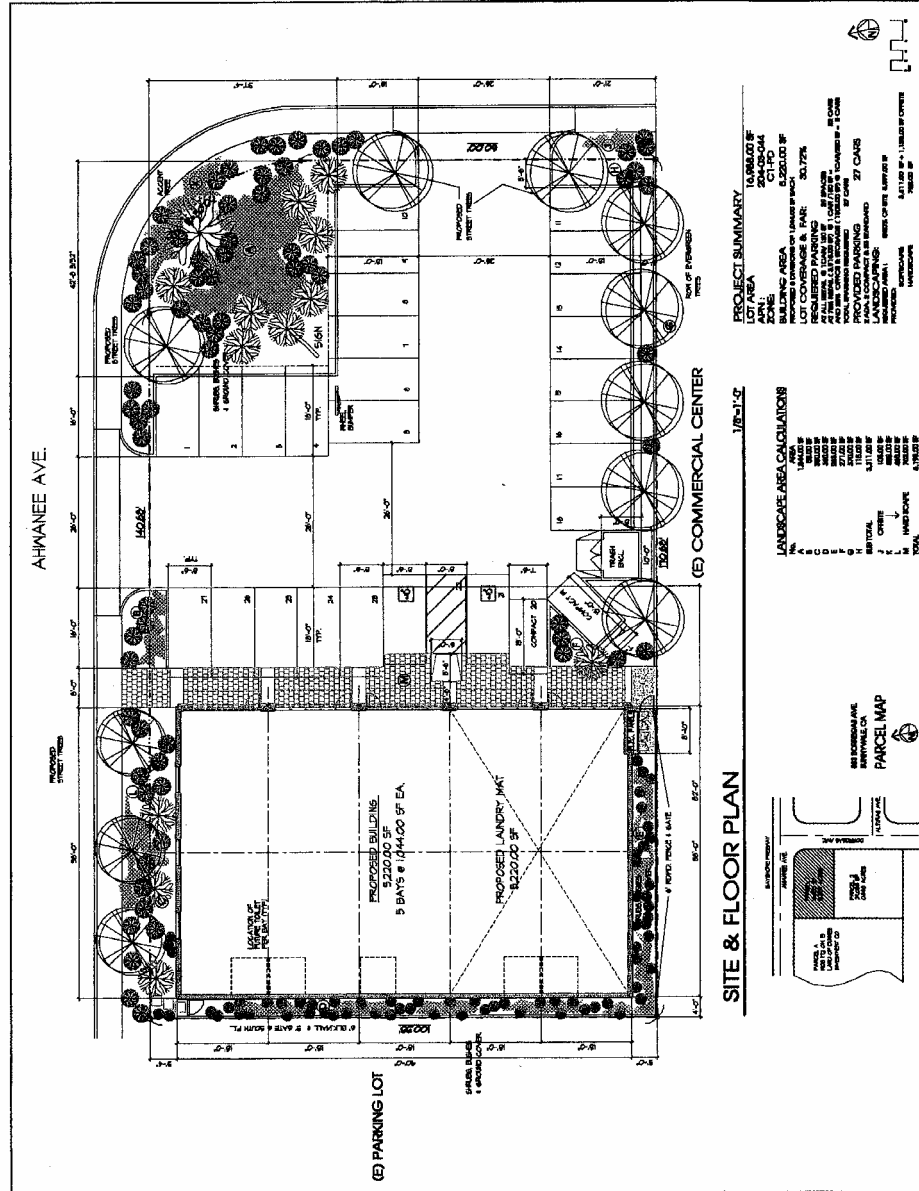
[illegible]

AHWANEE
NEIGHBORHOOD SHOPPING CENTER
669 BORREGAS AVE.
SUNNYVALE, CA 95065

SITE PLAN
FLOOR PLAN
SCHEMATIC LANDSCAPE

Project Number	1041-02
Date	01/27/79
By	PGH

A-2



ATTACHMENT C

Page 3 of 3

MARK MOORE &
JONATHAN BARNHART
ARCHITECTS
ARCHITECTS
1815 MARINWOOD ROAD
SUNNYVALE, CA 95088
TEL: 415.335.1111
WWW.MMM-PROPERTIES.COM

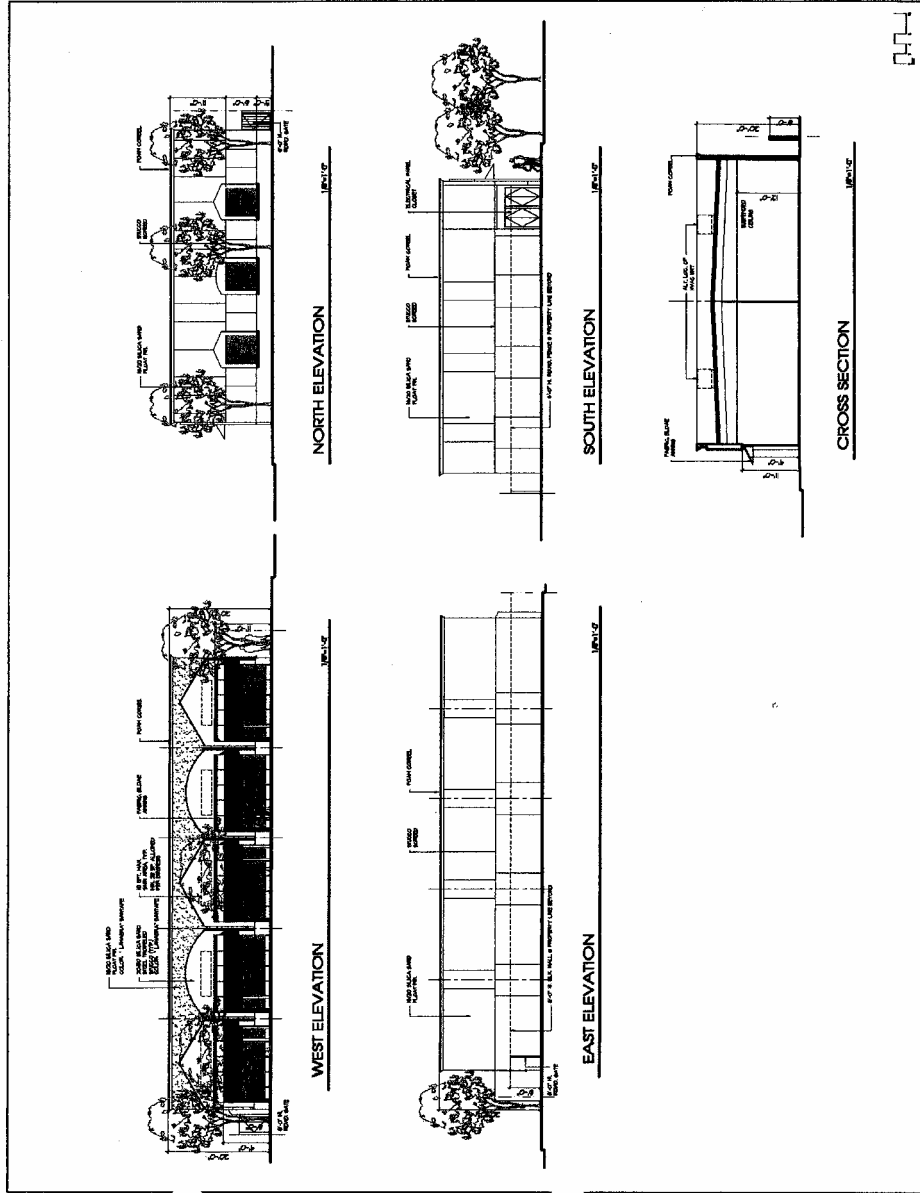
MM-PROPERTIES

1815 MARINWOOD ROAD
SUNNYVALE, CA 95088
TEL: 415.335.1111
WWW.MMM-PROPERTIES.COM

AHWAIE
NEIGHBORHOOD SHOP
883 BORGES AVENUE
SUNNYVALE, CA 95088

ELEVATIONS
SECTION

A-3



August 2004

Ref: 883 Borregas Ave.
Sunnyvale CA 95085

The subject property, a service station more than 20 years ago, on the corner of Ahwanee & Borregas once provided to the neighborhood and the vicinity in conjunction with the existing small market, small restaurant, and a hair salon on its south side adjacent property.

It seems that the General plan of Sunnyvale has designated this property "commercial" because of its history and the need for spaces that could provide to the neighborhood's other needed services. A newer storage facility has been built about 500 feet to the west of this property on Ahwanee Ave. Yet, a residential designation (Zoning) would not have been desirable because of the Highway 101 next door. Observations prove that there is not much of outside traffic.

The dimension of the lot are limiting for a larger building with access, parking, and landscaping. It is therefore concluded that only some smaller spaces could be desirable and needed for the neighborhood. The neighborhood can only support a one story building cost effectively without any domination on the surrounding environment.

Hence due to the limitation of the lot and the challenges of a small cost effective project, it is appreciated if the panel would consider leniency towards some landscaping requirements and allow us to provide required parking spaces best we can.

This has been a challenging project in meeting the city requirements and remaining cost effective. Your Planning Department Staff have been extremely helpful in meeting these challenges with us; and we are grateful.

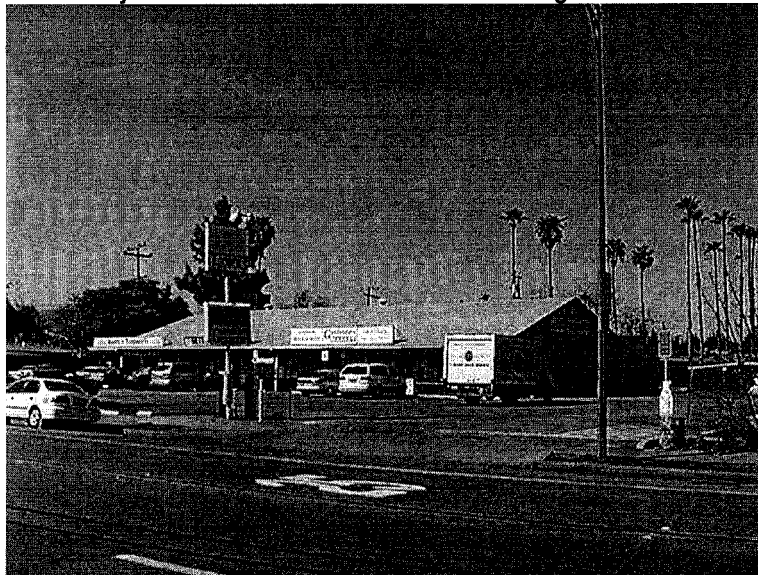
We appreciate any suggestion and leadership that the panel might have in helping to develop this project for a one story building with maximum square footage possible with regards to the requirements with generous consideration.

Site Photos

883 Borregas Avenue



Adjacent Commercial Site – 821-829 Borregas Avenue



ATTACHMENT E

Page 2 of 2

**Adjacent Apartment Site -126 E. Ahwanee Avenue
(view looking southwest near subject site)**



10/29/2004 17:04 4082583047

GEOFFREY DAVIS

ATTACHMENT F
PAGE 02/03
Page 1 of 1

10/29/2004 13:57 FAX 4082806479

County of Santa Clara

Environmental Resources Agency
Department of Environmental Health
Hazardous Materials Compliance Division
1555 Berger Drive, Suite 300
San Jose, California 95112-2716
(408) 218-3400 FAX (408) 280-6479
www.BHinfo.org

ATT:

ENCLOSURE



October 29, 2004

Mr. Carl Cooper
3434 Cypress Avenue
Visalia, CA 93277

Subject: Fuel Leak Site Case Closure Wolco Oil Co. (Borregas) 883 Borregas Ave, Sunnyvale;
SCVWDID 06SIW19E01f

Dear Mr. Cooper:

This letter confirms the completion of a site investigation and remedial action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code.

Please contact our office if you have any questions regarding this matter.

Sincerely,

Ben Gale
Ben Gale, Director